WARRANTY DEED

Karen Johnson Davidson County
Batch# 758506 DEEDWARR
11/19/2021 12:53:16 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20211119-0154250

DM-NR-21-1353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PDS Construction LLC	New Owner	
(NAME) **7011 Magnolia Crossings**	(NAME)	**061 16 0 047.00**
(ADDRESS) **Spring Hill, TN 37174-1340**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PDS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 30 feet of the Westerly 190 feet of Lot No. 32, the Northerly 30 feet of the Westerly 40 feet of Lot No. 37 and the Northerly 30 feet of Lots Nos. 38, 39 and 40, of Block "A" on the Map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County.

Being the same property conveyed to Terrell A. Harper, a married man, by Warranty Deed from Joyce Faye Jackson, an unmarried woman and Joyce Faye Jackson, as Devisee Under the Last Will and Testament of Lois Jean Hatcher, of record in Instrument No. 20210728-0101760, in the Register's Office of Davidson County, Tennessee, dated July 27, 2021 and recorded on July 28, 2021.

Being the same property conveyed to Lois Jean Hatcher and Joyce Faye Jackson, as tenants in common, by Warranty Deed from Bill Cecil Kelsey and wife, Patricia M. Kelsey, of record in Book 4703, Page 250, in the Register's Office of Davidson County, Tennessee, dated April 27, 1973 and recorded on May 01, 1973. The said Lois Jean Hatcher died November 23, 2012. See Probate Case No. 2013PR306 in Sumner County Chancery Court, Probate Division, Sumner County, Tennessee naming Joyce Faye Jackson Devisee Under the Last Will and Testament of Lois Jean Hatcher.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Greenland Estates, as recorded in Plat Book 974, Page(s) 13.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1353 Cardinal Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2021.

Music City Financial, LLC

BY: _____
Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NOAH VIDDAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212